



Kenton Road | | Hackney | E9 7AB

£1,500



STRETTONS

## Key features

- Unique Church Conversion
- Ground Floor Apartment
- One Double Bedroom
- Shower Room
- Open Plan Living Area
- Unfurnished With Kitchen Appliances
- Double Glazing Throughout
- Available Early April 2026
- EPC Rating

## Description

Strettons Residential is delighted to present this charming ground floor 1 bedroom flat, situated on Kenton Road, just off Well Street in the vibrant area of Hackney, E9. This unique flat offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you will find a spacious open plan kitchen and reception area, which is perfect for both entertaining guests and enjoying quiet evenings at home. The kitchen is equipped with essential appliances, ensuring that you have everything you need to create delicious meals. The separate double bedroom provides a peaceful retreat, while the bathroom features a fitted shower cubicle, adding to the convenience of this lovely home.

The property is well-appointed with gas central heating and full double glazing throughout, ensuring warmth and energy efficiency during the colder months. Offered unfurnished, this flat allows you the freedom to personalise the space to your taste and style.

---

### Tenancy Fees

### New Assured Shorthold

Tenancies Signed on or after 1st June 2019

Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

## Directions





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating



**STRETTONS**

69 Paul Street  
London  
London  
EC2A 4NG  
02085 094406

michael.mercer@strettons.co.uk